150.0	0004	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,142,700 / 1,142,700
					USE VALUE:	1,142,700 / 1,142,700
					ASSESSED:	1,142,700 / 1,142,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARIPARSAD NIRESH & MONICA M
Owner 2:	
Owner 3:	
Street 1:	102 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	102 ROBBINS LLC -
Owner 2:	-
Street 1:	54 HATHAWAY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 2925 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	655,500		487,200	1,142,700
Total Card	0.145	655,500		487,200	1,142,700
Total Parcel	0.145	655,500		487,200	1,142,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.67 | /Parcel: 390.6

Legal Description

User Acct 99137

GIS Ref

GIS Ref

Insp Date 03/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0004-0003.A

!11749!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	655,300	0	6,300.	487,200	1,142,500	1,142,500	Year End Roll	12/18/2019
2019	101	FV	512,200	0	6,300.	456,800	969,000	969,000	Year End Roll	1/3/2019
2018	101	FV	500,800	0	6,300.	377,600	878,400	878,400	Year End Roll	12/20/2017
2017	101	FV	500,800	0	6,300.	347,100	847,900	847,900	Year End Roll	1/3/2017
2016	101	FV	500,800	0	6,300.	316,700	817,500	817,500	Year End	1/4/2016
2015	101	FV	146,100	0	6,300.	310,600	456,700	456,700	Year End Roll	12/11/2014
2014	101	FV	146,100	0	6,300.	288,700	434,800	434,800	Year End Roll	12/16/2013
2013	101	FV	146,100	0	6,300.	274,700	420,800	420,800		12/13/2012

PRINT

Date	Time
12/11/20	01:53:14

LAST REV

Date	Time
04/24/18	08:39:31
ekelly	
11749	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
102 ROBBINS LLC	64885-37		2/6/2015		1,170,000	No	No		
CAMPBELL EDWARD	64271-395		9/24/2014	Estate/Div	270,000	No	No		
MURPHY EDWARD S	57629-239		10/13/2011	Convenience	10	No	No		Edward S. Murphy dod 11/18/1990
	8943-236		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	523	New Buil	235,000					
4/24/2014	384	Demoliti	8,000					
4/26/1995	210	Manual	3,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
3/16/2018	Inspected	PH	Patrick H
3/9/2018	MEAS&NOTICE	HS	Hanne S
3/26/2015	Meas/Inspect	PC	PHIL C
6/16/2014	Info Fm Prmt	PC	PHIL C
12/22/2008	Meas/Inspect	372	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	99137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA: 0.14463 | Total SF/SM: 6300 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 487,202 | Spl Credit | Total: 487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	3.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00897431
Const Adj.:	1.00800002
Adj $ / SQ:	127.131
Other Features:	133026
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	675747
Depreciation:	20272
Depreciated Total:	655475

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	3	HB	1

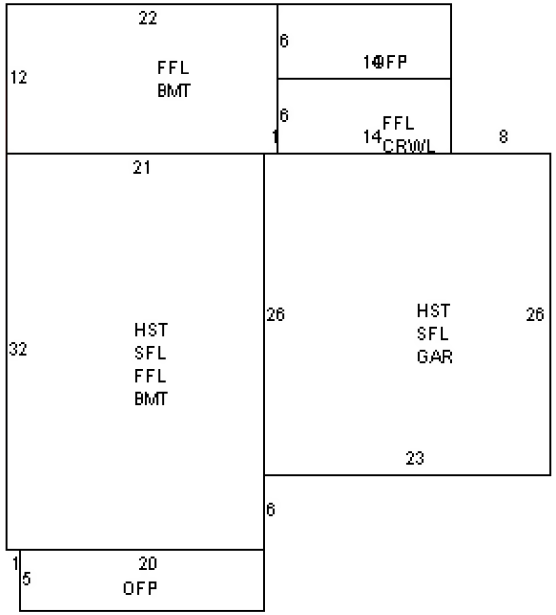
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.83
Special Features:	0	Val/Su Net:	138.67
Final Total:	655500	Val/Su SzAd	224.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,270	127.130	161,456
FFL	First Floor	1,020	127.130	129,673
BMT	Basement	936	38.140	35,698
HST	Half Story	635	127.130	80,728
GAR	Garage	598	19.330	11,562
OFP	Open Porch	184	25.670	4,723
CRWL	Crawl Space	84	19.070	1,602
	Net Sketched Area:	4,727	Total:	425,442
Size Ad	2925	Gross Are	5362	FinArea 2925

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0004-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	